

**Plan Check Requirements -
Plumbing, Mechanical And Electrical**

Handout No. 2-12

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Plumbing, Mechanical and Electrical plan submittal and review is required for the following types of projects:

- Group H (hazardous material) occupancies
- Group A (Assembly) occupancies
- Group S-3 (repair garages) occupancies
- Group E (educational) occupancies
- Group I (institutional) occupancies
- Group R-1 (apartments, condominiums, hotels and motels) occupancies
- Restaurants, food handling and drinking establishments
- Buildings exceeding 10,000 square feet per each level
- All high rise buildings (over 75 feet in height)
- ? Electrical review is required

Title 24 Compliance Forms

CCR Title 24 part 6 forms must be submitted and compliance verified prior to permit issuance for non-residential projects requiring new or altered lighting or installation of 15 kW transformers or greater.

Plumbing, mechanical and/or electrical plan submittals and reviews may be required by the Chief Building Official through the responsible technical staff for the following types of occupancies:

- Group B, F-1, F-2, M (offices, stores and factories) occupancies containing hazardous materials

Exceptions:

- ? Electrical review is required for Health Care facilities (medical, dental and chiropractic)
- ? Plumbing review is required for Dental Offices and Hair Salons with pedicure sinks.
- Group F-2, S-2 (plants and cold storage) occupancies
- Townhouses and condominiums in Group R-3 occupancies

Two sets of Plans must be submitted on suitable size paper. We suggest a minimum of 18" x 24" and maximum of 24" x 36" grouped by trade and weighing no more than 25 pounds. They must be drawn to scale.

All applicable sub-trade supporting documents, such as but not limited to: sizing calculations, material specifications, equipment listing and installation requirements must be included at time of submittal.

Appointments must be made for plan check of all new construction and additions. The phone number to call for an appointment is (408) 535-3555.

Permit applicants, engineers and architects who wish to have a plumbing, mechanical and/or electrical plan review of projects which would not normally require plan review, may request such plan review and pay the

appropriate fees for such service.

Additional information can be obtained by visiting our website at www.sanjoseca.gov/building or by calling our Information Inspector's voice mail at (408) 535-3555 and leaving a detailed message. In addition you may visit the Building Division in City Hall 200 East Santa Clara St., San Jose CA 95113-1905